

MORTGAGE OF REAL ESTATE Thomas M. Patrick, Jr., 1306 E. Washington St., Greenville, S.C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

REGULATED BY
COMPILED BY
Bick

WHEREAS, Irene S. Tate

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clarence S. Henline

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirteen Thousand & no/100 Dollars (\$ 13,000.00) due and payable

in equal monthly installments of principal and interest in the amount of \$150.95, due and payable on 1 July 1973 and due in equal amounts on the first day of each month thereafter until paid in full,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in monthly installments as set out above.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, fronting on the South side of Blassingame Street (near Augusta Road) and being Lot No. 2, according to plat of property of James F. and Lena C. Yearger, made by R. E. Dalton, Engr., October, 1924, and recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 141, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Blassingame Street, joint corner of Lots 1 and 2, and running thence with joint line of Lots 1 and 2, S. 26-30 E. 199.8 feet to an iron pin; thence S. 63-37 W. 60 feet to an iron pin, joint corner of Lots Nos. 2 and 3; thence with joint line of Lots nos. 2 and 3, 199.7 feet to an iron pin on Blassingame Street; thence with Blassingame Street N. 63-30 E. 60 feet to the beginning corner.

DERIVATION: Deed Book 884, Page 292

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record,

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.